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Commonwealth of Pennsylvania
County of Philadelphia

On this, the 26th day of January, 1984, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Philadelphia, the undersigned Officer,

personally appeared MARCUS SULLIVAN, Singleman;

known to me (satisfactorily proven) to be the person whose name is ~~not~~ subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained

I hereunto set my hand and official seal.

John C. Clark

Notary Public

24/1/22

CHELSEA TITLE & GUARANTY COMPANY
1314 Chestnut Street
10th Floor
Philadelphia, PA 19107

DEC.

MARCUS SULLIVAN, Singleman

TO

ARTHUR HAINES

PREMISES: #2323-45 N. Bodine St.
a/k/a 2314 N. American St.,
Philadelphia, Pennsylvania
19th Ward

7525 John C. Clark Co., Phila. 1981

120 8 10 34 AM '84

120 8 20 PM '84

The address of the above-named Grantee
2323-45 N. Bodine St. Phila.
John C. Clark
(In behalf of the Grantee)

AR1000007

30-13-120

This Indenture Made the 26th day of May in the year of our Lord one thousand nine hundred and eighty-four (1984) Between MARCUS SULLIVAN, Singleman, of the State of Pennsylvania;

(hereinafter called the Grantor), of the one part, and

ARTHUR HAINES, of the State of Pennsylvania;

(hereinafter called the Grantee), of the other part.

Witnesseth That the said Grantor

THIRTY FIVE THOUSAND (\$35,000.00) DOLLARS for and in consideration of the sum of lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee his heirs and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of American Street at the distance of 115 feet Southwardly from the South side of York Street in the 19th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said American Street 235 feet and extending in length or depth of that width between parallel lines 113 feet 4 inches to Bodine Street. BOUNDED on the North by other ground now or late of William H. Bodine, on the South by ground now or late of Robert McClellan, on the West by the said Bodine Street and on the East by the said American Street.

BEING Nos. 2323-45 North Bodine Street, also known as 2314 N. American Street.

BEING the same premises which L. Shrager and Sons Inc. (A Penna. Corp.) by Deed dated 3/29/1982 and recorded 4/20/1982 in the County of Philadelphia in Deed Book EFP 447 page 244 &c., granted and conveyed unto Marcus Sullivan, in fee.

ART00008

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him

the said grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
REALTY
TRANSFER FEB-8-84
TAX

And the said Grantor, for himself, his heirs,

executors and administrators do hereby covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereunto set his hand and seal Dated the day and year first above written

Sealed and Delivered
IN THE PRESENCE OF US

Marcus Sullivan
MARCUS SULLIVAN



AR100009